

# Shop - Eltham, SE9

TO LET

106 High Street, Eltham,  
London, SE9 1BW

**Harston&Co**

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on 020 3371 0061





## Highlights

- Situated in the heart of High Street, Eltham surrounded by a number of well-known occupiers
- A ground floor commercial unit measuring approximately 1,382 square feet (128.44 square metres).
- Eltham railway station is approximately 0.4 miles away providing a direct service to a number of London stations
- Available with a new lease and no premium
- EPC Rating - D

## Location

Eltham is a suburb in South East London within the Royal Borough of Greenwich. The property is situated in a prominent position on the High Street close to Boots, McDonald's, Natwest, Marks & Spencer and TK Maxx. Eltham railway station is 0.4 miles away and is on the Southeastern line providing services to London Victoria, London Charing Cross and London Cannon Street. The area is well served by buses. Access to the A2 is 0.4 miles away whilst the A20 is 1 mile away. Please note all times and distances given are approximate only.

## Description

A ground floor commercial unit measuring approximately 1,382 square feet (128.44 square metres), which benefits from a small yard to the rear. We understand that it has Use Class E planning consent, although we strongly advise all interested parties to make their own enquiries with the London Borough of Greenwich planning department regarding its permitted use. Subject to appropriate consents being obtained the landlord is willing to consider a range of uses.

Please note that these sizes given are approximate only and all interested parties are advised to rely on their own inspection and survey.

## Business Rates

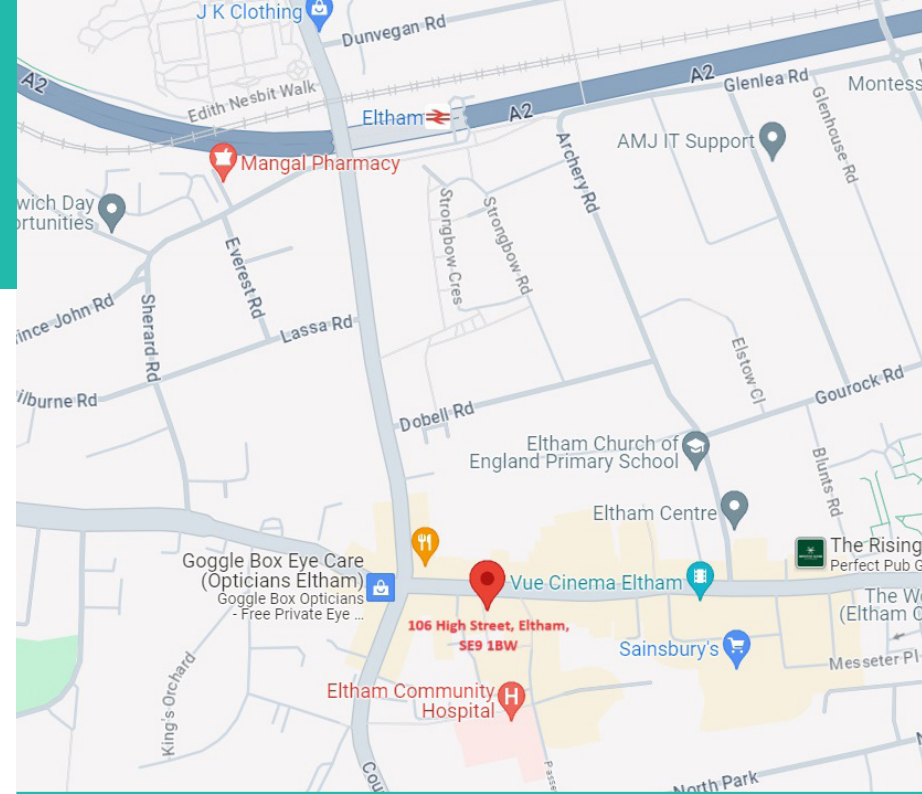
All interested parties are advised to make their own enquiries with the London Borough of Greenwich.

## Terms

The property is available with a new lease at £50,000 per annum, with further terms to be agreed. All negotiations are strictly subject to contract.

## VAT

The property has been elected for VAT and will be payable at the prevailing rate.



Rent:

£50,000 per annum

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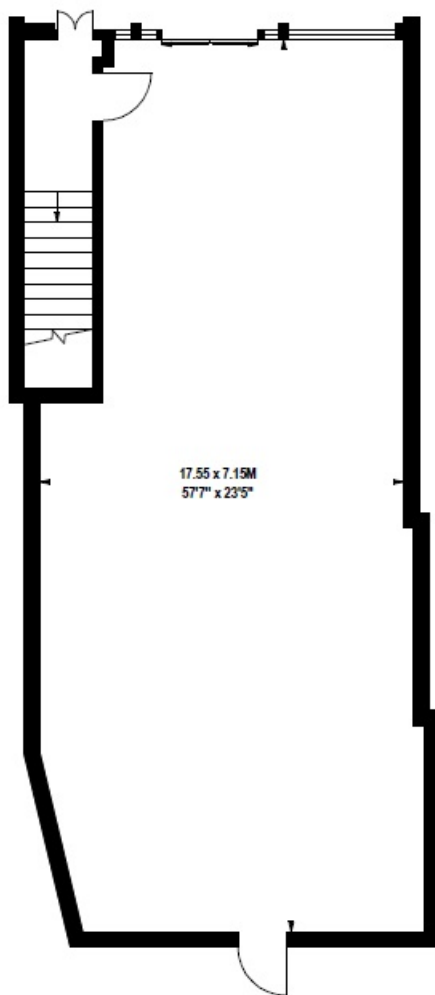
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## High Street, SE9



1382 sq ft

### Ground Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on.

If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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